



# 39 Princess Mary Court

Jesmond



SANDERSON  
YOUNG



## 39 Princess Mary Court Jesmond, NE2 3BC

Impressive Conversion Apartment Boasting a Wonderful Open Plan Lounge/Dining Space with Vaulted Ceiling, Kitchen/Breakfast Room, Three Bedrooms, Bathroom plus Ensuite, Two Allocated Parking Spaces & No Onward Chain!

This magnificent three bedroom apartment is perfectly located to the second floor of the imposing Grade II listed Philipson Memorial Building, which is one of two historical buildings at the prestigious Princess Mary Court, Jesmond.

Situated within the heart of Brandling Village Conservation Area, the apartment benefits from private road access, a secure gated entrance, allocated parking for two vehicles and 24/7 security cameras.

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**Price Guide:**  
Guide Price £575,000

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Princess Mary Court is a unique development of luxury apartment conversions that is placed within the very heart of Jesmond, offering unrivalled living space and accommodation. With beautifully landscaped gardens and central courtyard, Princess Mary Court provides a superb central Jesmond location with privacy and a quiet setting for residents to enjoy. The location offers excellent access into Newcastle City Centre and provides fabulous views to the west over the Town Moor and adjacent playing fields.

This handsome building was originally constructed in 1873 and was redeveloped by Yuill Homes in 1998, becoming one of the North East's most highly regarded schemes for luxury residential apartments on the outskirts of the city.

The second floor apartment offers stunning accommodation, enjoying an east/west facing aspect, with elevated views over the Town Moor and provides a great feeling of space and light from the lovely high ceilings.

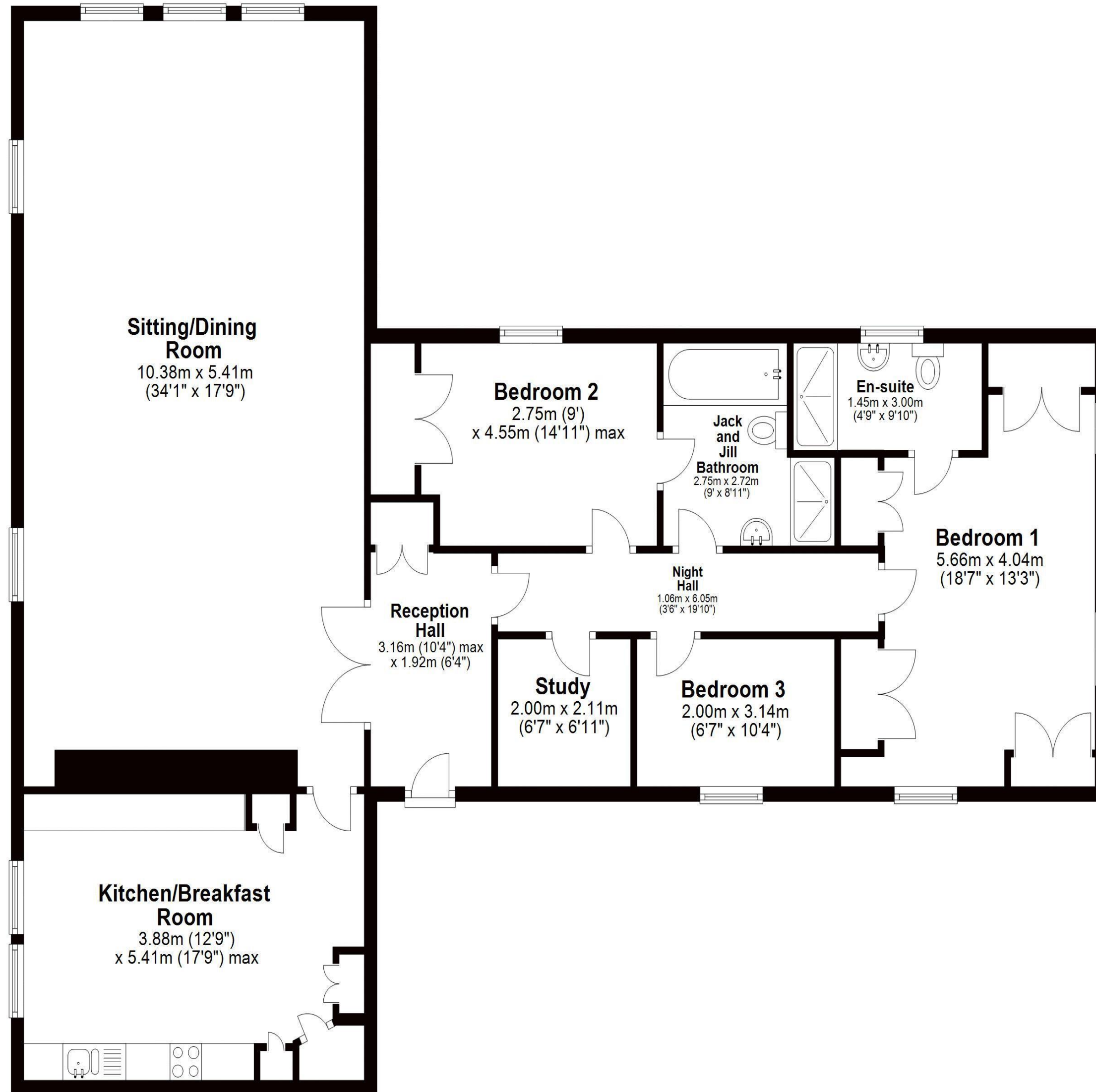


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## Second Floor

Approx. 146.7 sq. metres (1579.6 sq. feet)



Total area: approx. 146.7 sq. metres (1579.6 sq. feet)

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The internal accommodation briefly comprises: Communal entrance hallway, with secure entry phone system and lift and stair access to all floors | Private access to the second floor level | Entrance hallway with store cupboard | Magnificent 34ft open plan living and dining space with vaulted ceiling and views out over the Town Moor | Fitted kitchen/breakfast room with integrated appliances and stone worktops.

The rear hallway then leads through to three bedrooms | Bedroom one with an excellent range of fitted wardrobes, ensuite shower room and WC | Guest double bedroom, with access to Jack & Jill bathroom/WC | Third single bedroom | Study area | Loft space accessed via a drop down ladder.

Externally, the property offers two allocated parking spaces, access to beautiful manicured communal grounds and is offered with immediate possession.

Well-presented throughout, with a boiler with hot water cylinder and double glazed windows, early viewings are deemed essential!

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 974 Years | Service Charge: £5374 per annum | Ground Rent: N/A | Council Tax: Band F